

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	HAMLET ST, ARLINGTON

OWNERSHIP

Owner 1:	GUZA PETER	Unit #:	
Owner 2:			
Owner 3:			
Street 1:	40 BOOTH STREET		
Street 2:			
Twn/City:	NORTH ANDOVER		
St/Prov:	MA	Cntry:	
Postal:	01845	Own Occ:	N
		Type:	

PREVIOUS OWNER

Owner 1:	PEREZ JUAN & MARIA L -
Owner 2:	-
Street 1:	70 HAMLET ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,381 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2507 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
104	Two Family		4381		Sq. Ft.	Site

Total AC/HA:	0.10057	Total SF/SM:	4381	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	441,146	Spl Credit		Total:	441,100
--------------	---------	--------------	------	-------------	-----	------------	----------------	-----------	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4381.000	448,300		441,100	889,400
Total Card	0.101	448,300		441,100	889,400
Total Parcel	0.101	448,300		441,100	889,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	354.77	/Parcel:	354.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	448,500	0	4,381.	441,100	889,600	889,600	Year End Roll	12/18/2019
2019	104	FV	348,500	0	4,381.	468,700	817,200	817,200	Year End Roll	1/3/2019
2018	104	FV	348,500	0	4,381.	341,900	690,400	690,400	Year End Roll	12/20/2017
2017	104	FV	327,100	0	4,381.	297,800	624,900	624,900	Year End Roll	1/3/2017
2016	104	FV	327,100	0	4,381.	253,700	580,800	580,800	Year End Roll	1/4/2016
2015	104	FV	291,800	0	4,381.	248,100	539,900	539,900	Year End Roll	12/11/2014
2014	104	FV	291,800	0	4,381.	204,000	495,800	495,800	Year End Roll	12/16/2013
2013	104	FV	303,500	0	4,381.	194,100	497,600	497,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEREZ JUAN & MA	47860-522		7/25/2006		615,000	No	No		
	12523-169		9/18/1973		42,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	225	Inter Fi	32,500	C				
2/13/2019	190	Porch	34,000					
1/29/2015	108	Re-Roof	3,000					Asphalt shingles o
6/29/2009	537	Redo Kit	7,250					

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	100	PATRIOT
4/17/2009	Measured	372	PATRIOT
9/25/2006	MLS	HC	Helen Chinal
11/7/2000	Hearing Chag	201	PATRIOT
4/20/2000	Inspected	276	PATRIOT
2/29/2000	Measured	270	PATRIOT
10/1/1989		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	___/___/___
-------	--------------------------------	-------------



USER DEFINED

Prior Id # 1:	33680
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	19:07:00

LAST REV

Date	Time
03/27/20	10:10:58
danam	
4021	

